



LINCOLN
PROPERTY
COMPANY

Lincoln Property Company Retail
One Cowboys Way | Suite 170 | Frisco, TX 75034
Office | 469 388 6200

March 18, 2021

Via FedEx

Trophy Hospitality, LLC
Attn: Jeremiah Miranda
3351 Waverly Drive
Celina, TX 75009

Notice of Default

Re: Shopping Center Lease dated October 26, 2016 (the "Lease") by and between Blue Star Frisco Retail, LP a Texas limited partnership ("Landlord") and Trophy Hospitality, LLC, a Texas limited liability company ("Tenant") covering approximately 7,626 square feet of space at The Star (the "Demised Premises") and more particularly described in the Lease

Dear Tenant:

According to the Landlord's records, you have an unpaid rental obligation in the amount of \$149,258.55 which includes rental and other charges due through March 18, 2021. This letter shall serve as formal notification that Tenant is in default of Tenant's Lease.

If the above arrearage is not received in full within 10 days of the date of this letter, an event of default shall occur, and the Landlord will exercise those remedies for events of default described in the Lease or at Texas law with no further notice whatsoever.

You are required to deliver the unpaid rental amount set forth above to the following address within ten (10) days from the date of this letter:

Blue Star Frisco Retail, LLC
c/o Lincoln Property Company
One Cowboys Way, Suite 170
Frisco TX 75034

Please be advised that partial payments will be not accepted. Therefore, unless the account is paid in full within the ten (10) days allowed in the amount stated above, the Landlord will immediately pursue any and all remedies available to collect all monies due.

Do not construe the Landlord's failure to immediately take action against you in the past as a waiver of any of its rights to do so now or in the future.

Sincerely,
LINCOLN PROPERTY COMPANY COMMERCIAL, INC.

Colleen Burrows

Colleen Burrows
Senior Property Manager

cc: Tenant File

After printing this label:
1. Use the Print button on this page to print your label to your laser or inkjet printer.
2. Fold the label in half along the horizontal line.
3. Place the printed label in your shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed version of your FedEx account number.

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Claims must be filed within strict time limits; see current FedEx Service Guide.

